

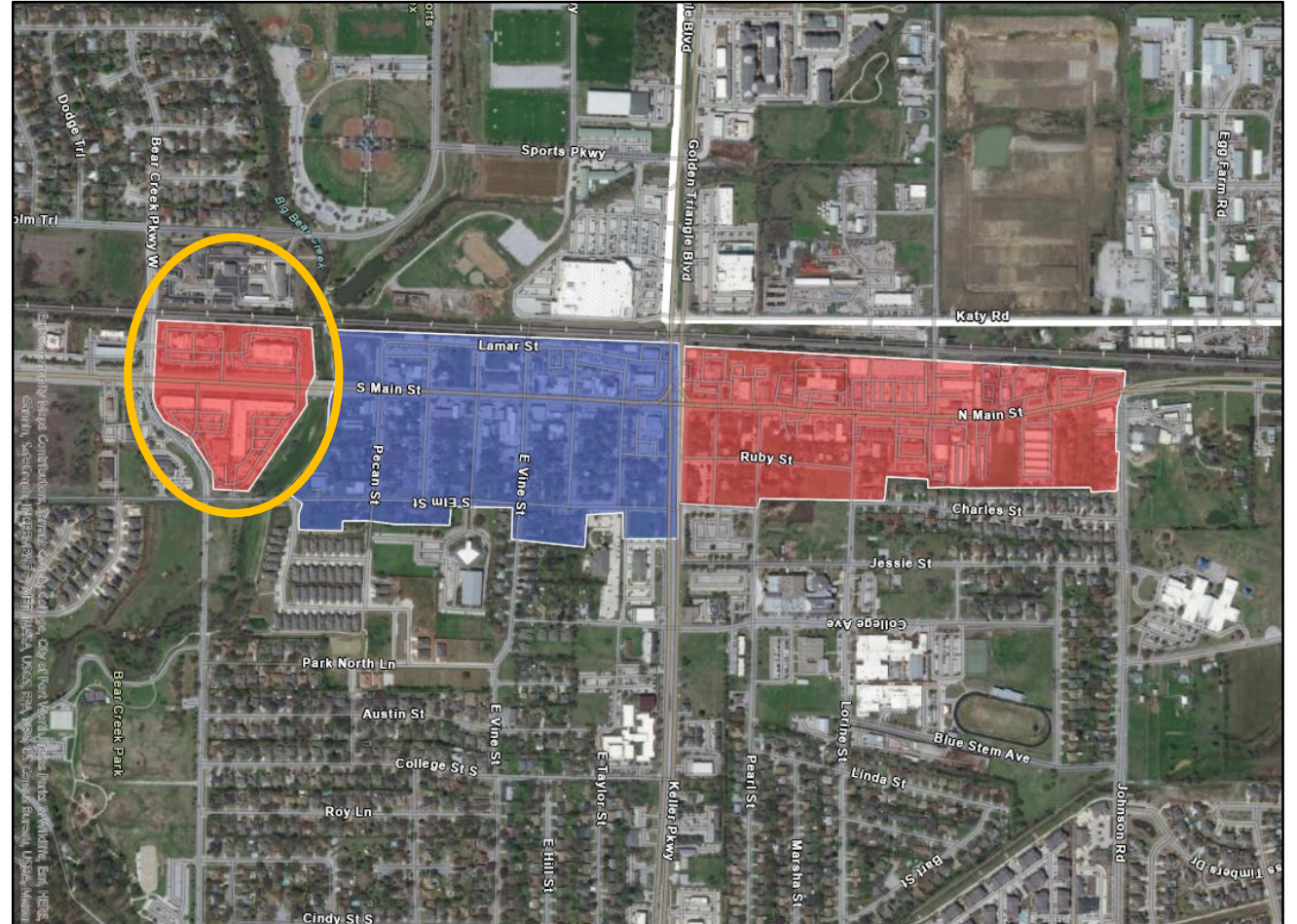
## Item H-4

**PUBLIC HEARING:** Consider an ordinance approving amendments to the City of Keller Unified Development Code (UDC), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article Eight - Zoning Districts, Development Standards, Tree Preservation, Section 8.03 Zoning Districts, by defining the boundaries of the OTK - Old Town Keller District, and by replacing Figure 1 of this section with a new Old Town Keller Boundary Map, and; providing penalties; authorizing publication; and establishing an effective date. (UDC-22-0005)

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## Background:

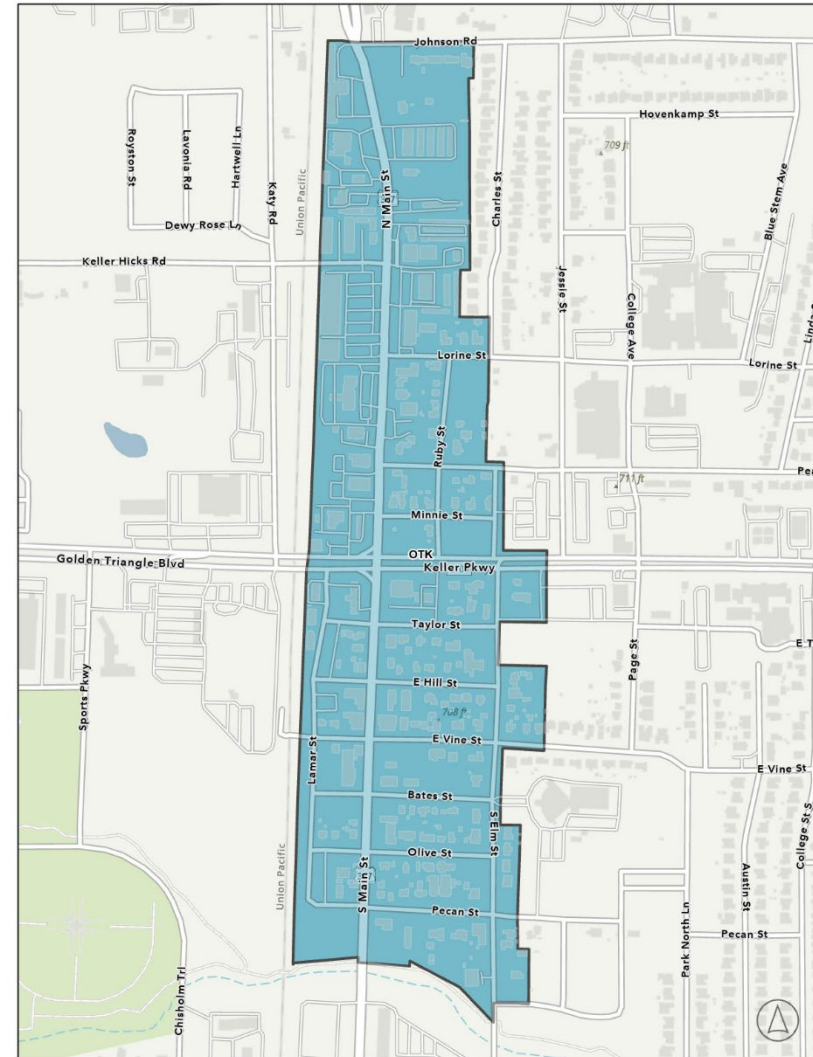
- City Council recently approved a zoning change from Old Town Keller (OTK) to Retail (R) for the properties in the OTK zoning district between Bear Creek Parkway and the actual Bear Creek.
- The Unified Development Code includes a description and map of the OTK boundaries that now need to be amended to reflect the zoning change.



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## Proposed Amendments:

*Boundary Established.* The boundary of the OTK Overlay District consists of Johnson Road on the north, the Union Pacific Railroad on the west, and **the actual** Bear Creek **Parkway** on the south. The eastern boundary follows various property lines near Elm Street and Ruby Street. Please refer to the attached Old Town Keller boundary map for exact boundaries (See Figure 1 within this Section).



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### **Planning and Zoning Commission Recommendation:**

On July 26, 2022, the Commission unanimously recommended approval of the UDC amendments as presented.



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The City Council has the following options when considering a Unified Development Code Amendment:

- Approve as presented (Planning and Zoning Commission recommendation)
- Approve with modifications or additional amendment(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?**  
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